134.0	0005	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	863,800 / 863,800
					USE VALUE:	863,800 / 863,800
					ASSESSED:	863,800 / 863,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		MENOTOMY ROCKS DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PABLA JASPAL/ETAL
Owner 2:	PABLA GURINDER K
Owner 3:	
Street 1:	16 MENOTOMY ROCKS DRIVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .206 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1968, having primarily Vinyl Exterior and 2336 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8994.000	311,700	200	551,900	863,800
Total Card	0.206	311,700	200	551,900	863,800
Total Parcel	0.206	311,700	200	551,900	863,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 369.78 | /Parcel: 369.78

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 86524

GIS Ref

GIS Ref

Insp Date 06/13/18

!10474!

PREVIOUS ASSESSMENT

Parcel ID 134.0-0005-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	311,700	200	8,994.	551,900	863,800		Year end	12/23/2021
2021	101	FV	311,700	200	8,994.	551,900	863,800		Year End Roll	12/10/2020
2020	101	FV	311,700	200	8,994.	551,900	863,800	863,800	Year End Roll	12/18/2019
2019	101	FV	263,600	300	8,994.	517,400	781,300	781,300	Year End Roll	1/3/2019
2018	101	FV	263,600	0	8,994.	427,700	691,300	691,300	Year End Roll	12/20/2017
2017	101	FV	263,600	0	8,994.	393,200	656,800	656,800	Year End Roll	1/3/2017
2016	101	FV	263,600	0	8,994.	358,700	622,300	622,300	Year End	1/4/2016
2015	101	FV	244,100	0	8,994.	351,800	595,900	595,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	10:46:14

LAST REV

Date	Time
11/12/21	10:54:04
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10474

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GAMBUCCI GERALD	24434-114		4/6/1994		263,000	No	No		Y

USER DEFINED

Prior Id # 1:	86524
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/24/2021	1297	Redo Bat	21,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
6/13/2018	Inspected	BS	Barbara S
5/25/2018	MEAS&NOTICE	HS	Hanne S
11/12/2008	Meas/Inspect	163	PATRIOT
11/9/1999	Meas/Inspect	256	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8994		Sq. Ft.	Site		0	80.	0.77	9									551,857						551,900	

Total AC/HA:	0.20647	Total SF/SM:	8994	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	551,857	Spl Credit		Total:	551,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1968	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.27277577
Const Adj.:	1.00999999
Adj $ / SQ:	122.123
Other Features:	106500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	451695
Depreciation:	140025
Depreciated Total:	311669

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	1

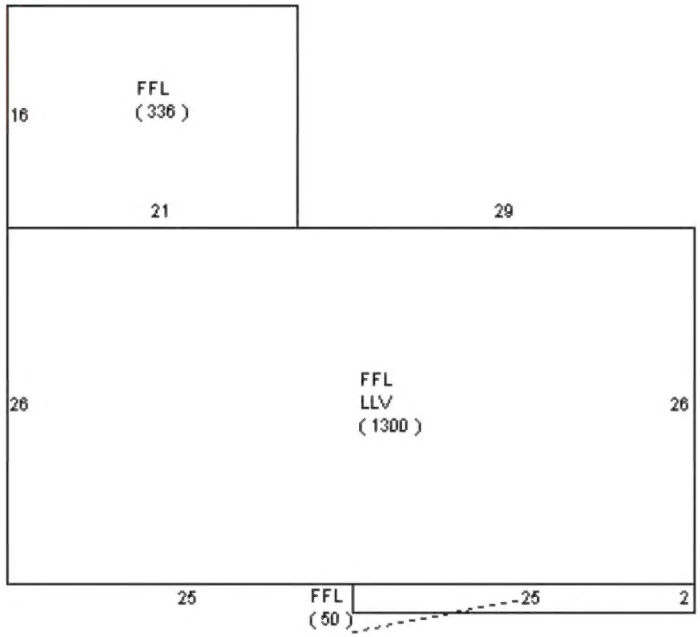
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	134.34
Special Features:	0	Val/Su Net:	104.39
Final Total:	311700	Val/Su SzAd	184.88

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,686	122.120	205,899
LLV	Lower Level	1,300	75.560	98,233

Net Sketched Area:	2,986	Total:	304,132
Size Ad	1686	Gross Area	2986	FinArea	2336
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	50	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

134.0-0005-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	6X10	A	AV	1980	6.00	T	31.2	101			200			200

More:	N	Total Yard Items:	200	Total Special Featues:		Total:	200

IMAGE

AssessPro Patriot Properties, Inc